

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12837
MEPA Analyst: Nick ZAVOLAS
Phone: 617-626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: CENTRAL AVE FOOTE PROJECT		
Street: 150 CENTRAL AVENUE		
Municipality: SALISBURY	Watershed: MERRIMAC RIVER	
Universal Transverse Mercator Coordinates:	Latitude: 32 50' 52" Longitude: 70 39' 02"	
Estimated commencement date: Sept. 2002	Estimated completion date: June 2003	
Approximate cost: 350,000	Status of project design: 100 %complete	
Proponent: EDWARD FOOTE		
Street: 123 CENTRAL AVENUE		
Municipality: SALISBURY	State: MA	Zip Code: 01952
Name of Contact Person From Whom Copies of this ENF May Be Obtained: RON LAFFELY		
Firm/Agency: FULCRUM INC ARCHITECTS	Street: 22 LAFAYETTE ROAD	
Municipality: SALISBURY	State: MA	Zip Code: 01952
Phone: 978 462 5151	Fax:	E-mail: fulcruminc@greenet.net

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☐ Yes

☒ No

Has this project been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Has any project on this site been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes

☒ No

a Special Review Procedure? (see 301 CMR 11.09)

☐ Yes

☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes

☒ No

a Phase I Waiver? (see 301 CMR 11.11)

☐ Yes

☒ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): NONE

Are you requesting coordinated review with any other federal, state, regional, or local agency?

☐ Yes (Specify _____) ☒ No

List Local or Federal Permits and Approvals: Superseding Order of Conditions (DEP# 065-043:

SEE ATTACHMENT A

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	0.22			
New acres of land altered				
Acres of impervious area	0.04	0.02	0.06	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration		1080		
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage	0.03	0.03	0.06	
Number of housing units	2	3	5	
Maximum height (in feet)	35		35	
TRANSPORTATION				
Vehicle trips per day	24	- 4	20	
Parking spaces	12	- 2	10	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	960	240	1200	
GPD water withdrawal				
GPD wastewater generation/treatment	960	240	1200	
Length of water/sewer mains (in miles)				

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify _____) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify _____) ☒ No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify _____) ☐ No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify _____) ☐ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify _____) ☐ No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify _____) ☐ No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

A) The project site is an ocean front property consisting of two Lots located on Salisbury Beach: an area which has been classified as a "barrier beach" by Coastal Zone Management (CZM) and as administered to by the Department of Environmental Protection (DEP). : Lot 113 has frontage on Central Avenue and consists of approximately 5000 square feet (SF) and is occupied by an existing two family unit and a ten foot wide crushed stone driveway to the second Lot. Found on Lot 114 is a gravel parking area of approximately 3000 SF and a 2000 SF vegetated dune restoration area (DEP # 065-0389). The restoration area has elevations approaching 22 with a gradual slope to the gravel parking area. Off the property, to the North and South are existing buildings with solid foundations that are fifty to sixty feet oceanward of the building on Lot 114.

B) Alternatives considered for the site were, as follows:

- 1) Construct new building on the existing occupied footprint. A new building on the same, or similar footprint will not conform to zoning by-laws for this district of Salisbury Beach: a) front setback does not, and would not conform; existing side setbacks do not conform; c) off street parking would not be provided. Alternative rejected because of zoning issues.
- 2) Construct new building on existing footprint as replacement structure with conformance to zoning. In order to meet parking requirements, it would be necessary to excavate the land beneath the new building to construct off street parking. This scenario was determined as unfeasible because of a) unlikely approval of the removal of one hundred fifty cubic yards of sand for parking construction; b) a significant decrease in units; c) need to construct major retaining wall beneath the structure to the east which would be economically unfeasible, plus unlikely to be allowed under Chapter 131.
- 3) The "no build" alternative was not seriously considered. The present owner wishes to upgrade the site in all aspects and a survey found that the building is partially on Town land and not in compliance with zoning. In review by the Town agencies, it was determined that the structure should be moved from the street and the two existing Lots be combined to one. Without frontage, Lot 114 is unbuildable.
- 4) Raze existing structure and construct a new building on piles (DEP and Town by-law requirement) with parking in conformance with Town zoning and other applicable regulations. This alternative necessitates the new building to be located a minimum of forty feet oceanward of Central Avenue. Although this position constitutes new construction on a dune, it is in keeping with past practices allowed by the Town and DEP on Salisbury Beach, and other barrier beaches. The building will

not penetrate further seaward than existing buildings to the north and south. This alternative will allow the building to be constructed in conformance with zoning, and allow for the creation of ten off street parking areas.

C) On site mitigation consists of a dune restoration project. Two thousand SF to the east of the property is already completed (DEP# 065-0389) with sand placed and beachgrass planted. In addition, it is proposed to place over five hundred cubic yards of sand on the back side of the constructed dune prior to the construction of the new building which will occupy an approximate area of sixty two hundred and fifty feet. On completion of building construction, all areas to the north, south and west of the building shall be planted with American beachgrass. A two foot wide strip will be planted along the North and south sides with a total area of 256 +/- SF. To the west, a planting of 2500 SF is proposed which will occupy all of the area from the West Side of the building to the new parking area with the exception of the entrance walkway. Mitigation has been reviewed by and approved by the Department of Environmental Protection and a Superseding Order issued.

The proposal for the site is to raze an existing two family structure of 1500 +/- square feet and to replace it with a new building. The existing solid foundation shall be removed and the new building located over the existing parking area to the east. The replacement building shall be placed on piles a minimum of three feet above present ground levels with a footprint of 2960 square feet. The new structure will be located fifty-two feet oceanward of the eastern edge of the existing building and within the existing parking area. The new location will allow for compliance with zoning setbacks and create space for off street parking. In order to create parking spaces to comply with Town regulations, the existing structure will be razed and parking for ten vehicles constructed within the previously occupied area. The proposed replacement building will contain five two-bedroom units. This will be an increase of four units over the existing situation; however, the Plan has been reviewed and approved by the various Town agencies. The existing building is connected to Town water and sewer, as will be the replacement structure. The eastern most point of the proposed building shall be no further oceanward than the buildings located north and south of the property. The sequence of work proposed for the site is, as follows:

- 1) grade the site to the general elevations specified on the accompanying Plans
- 2) placement of a maximum of fifty pilings for building support
- 3) construct a three story 40' by 74' building on piles
- 4) construct a 12' by 8' pad for the proposed elevator shaft
- 5) construct decks and walkways per Plan
- 6) raze existing structure – remove foundation and back fill to proposed grade
- 7) construct parking area for ten vehicles
- 8) placement of “trek” walkways
- 9) plantings to north, south and west as indicated on Plans, and as specified by DEP
- 10) grade to finish elevations